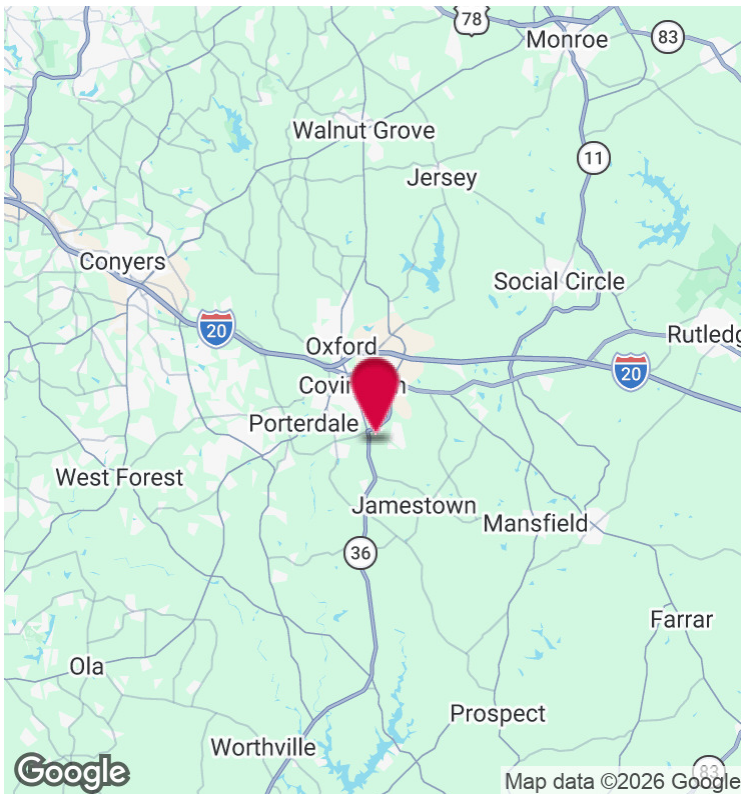


45 - 50 SUNBELT PARKWAY

COVINGTON, GA 30014

FOR SALE



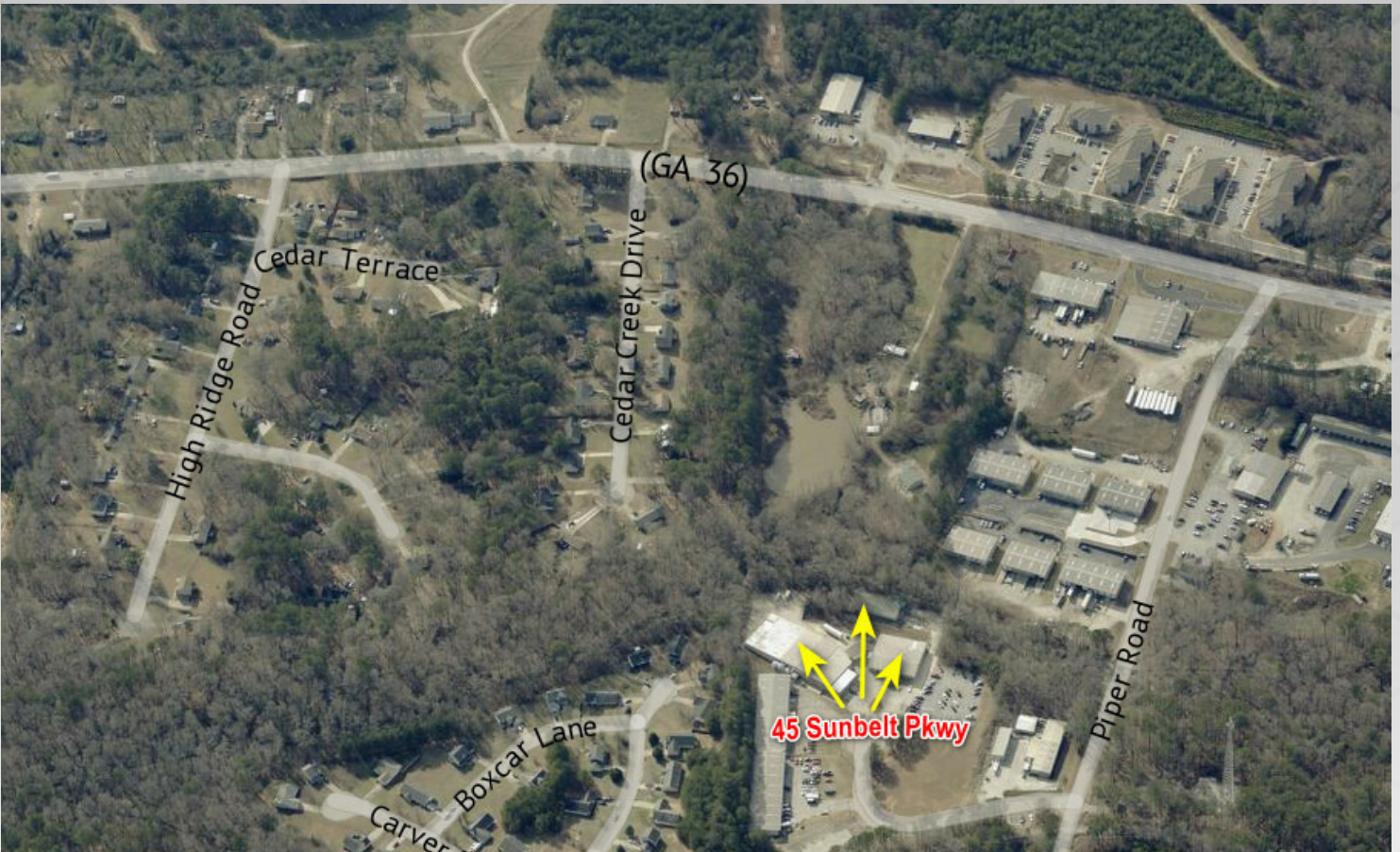
PROPERTY HIGHLIGHTS

- **Building 1 - 22,764± SF with 2,000±SF Office**
- 4 Restrooms
- 4 Drive-In Doors, 1 Dock Door
- 18' Clear Ceiling Height
- 3 Phase/1200 Amps
- Sprinkler System
- **Building 2 - 8,968± SF with 468± Office**
- 2 Restrooms
- 4 Drive-In Doors, 1 Dock Door
- 16' Clear Ceiling Height
- 3 Phase/1200 Amps
- Sprinkler System
- **Building 3 - 5,000±SF**
- 1 Drive-In Door
- 16' Clear Ceiling Height
- **Zoned M-1**
- **All 3 Buildings must be sold together totaling 36,732±SF on 5.45± Total Acres**
- **Includes 2 Additional Lots Totaling 2.34± Acres**
- **Utilities for 3 Buildings: Snapping Shoals EMC, City of Covington Water & Septic**

Tim Staples
Associate Broker
tstaples@kingindustrial.com
770.317.5330

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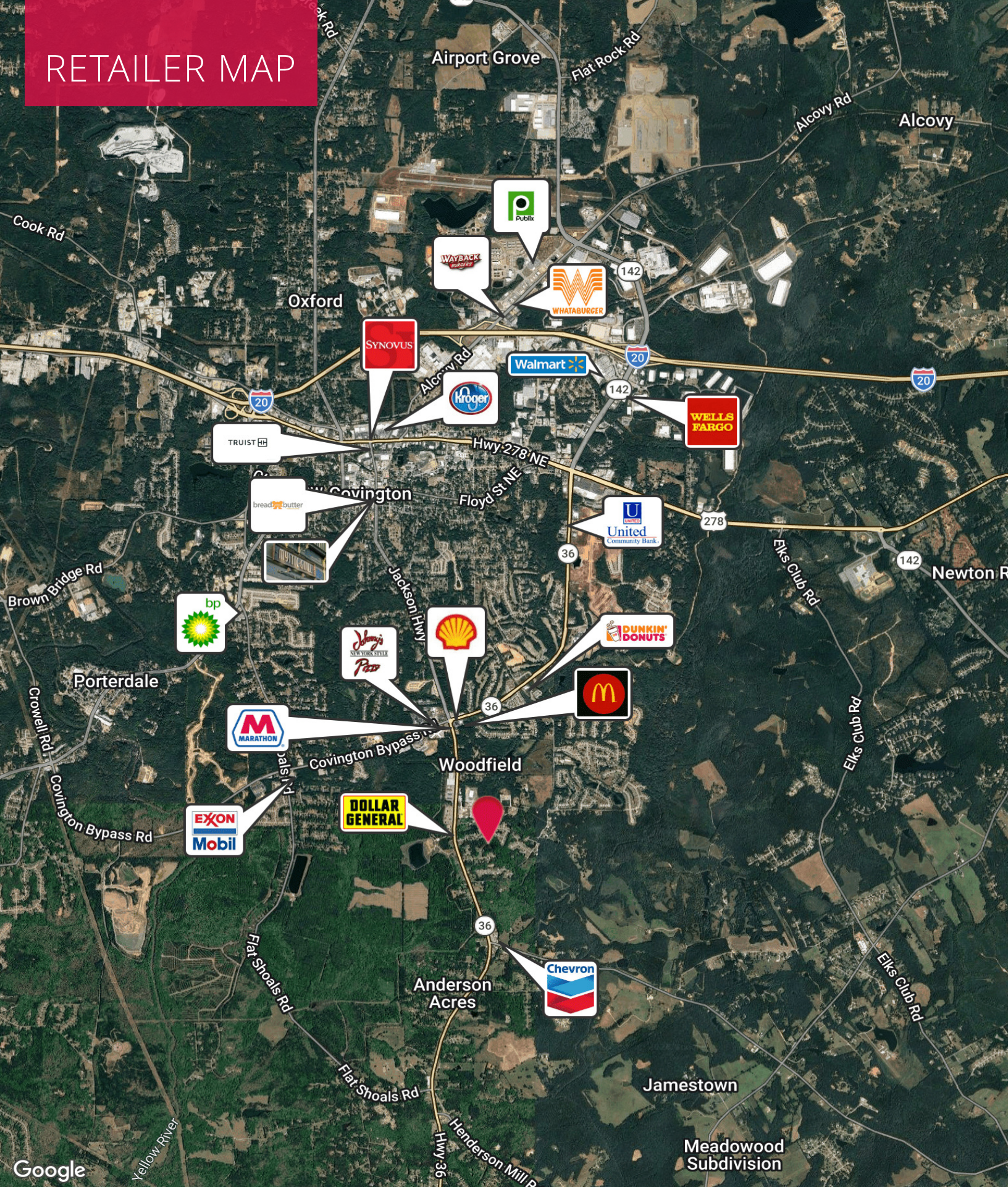
Tim Staples
Associate Broker
tstaples@kingindustrial.com
770.317.5330

ADDITIONAL ACRES



Tim Staples
Associate Broker
tstaples@kingindustrial.com
770.317.5330

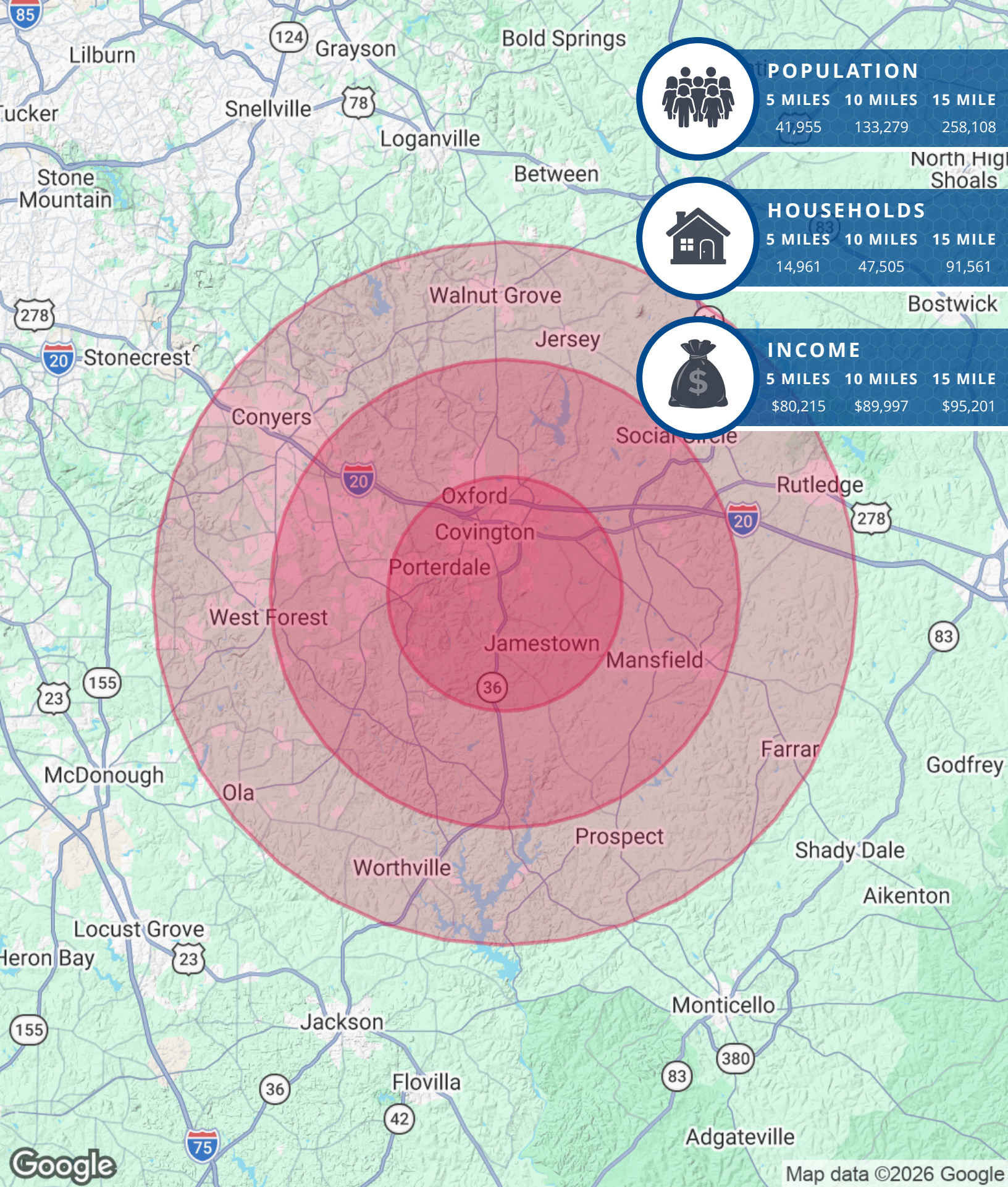
RETAILER MAP



Google

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POPULATION

5 MILES	10 MILES	15 MILE
41,955	133,279	258,108



HOUSEHOLDS

5 MILES	10 MILES	15 MILE
14,961	47,505	91,561



INCOME

5 MILES	10 MILES	15 MILE
\$80,215	\$89,997	\$95,201

Google

Map data ©2026 Google

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